



TO LET

Warehouse / Industrial Unit with ancillary Offices.

1758 sq.ft (163.4 sq.m)

Including First Floor Office 212 sq.ft (19.7 sq.m)

4 Mid Kent Business Park, Snodland, Kent. ME6 5UA



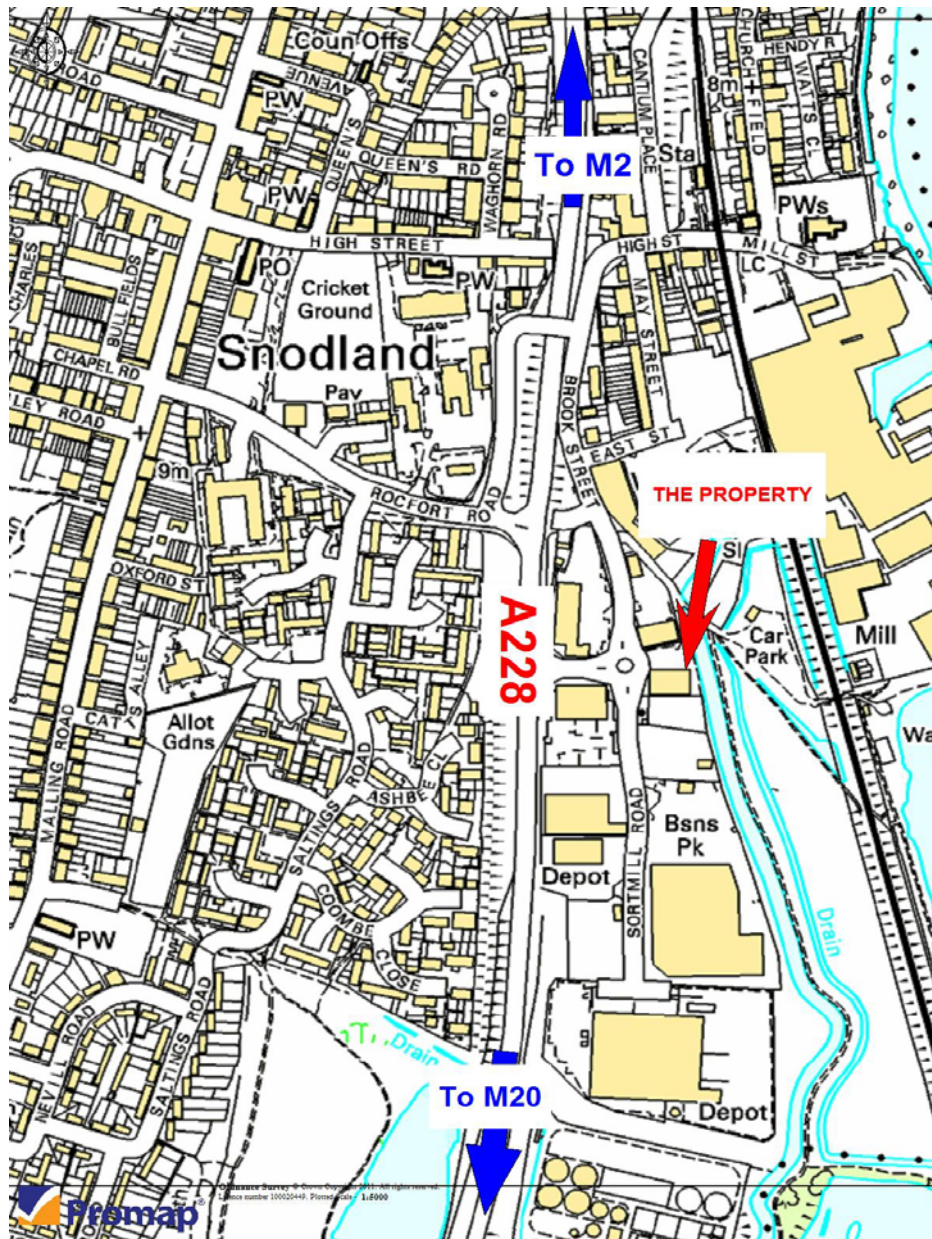
LOCATION:

The Mid Kent Business Park is situated on the A228 Snodland By Pass approximately 1.5 miles north of the M20 and 4.5 miles south of the M2.

This is a superb business location for any firm requiring access to both the M2 and M20 motorway network or undertaking business in both Maidstone and the Medway Towns. The amenities of Snodland are within walking distance. Snodland Railway Station is under half a mile away to the north.

DIRECTIONS:

Turn off the A228 at Mid Kent and turn left at the roundabout heading north along Brook Street. There is a turning on the right before East Street into a private road that loops behind another unit before arriving in front of 3 and 4. See Location Plan below.



DESCRIPTION:

The property comprises a semi detached purpose built, steel portal frame industrial unit with a roller shutter door (approx 13' (3.93m) wide and 9'9" (2.98m) high), internal partitioned office and a WC, and further office over. There is yard space for large lorry turning capacity as well as ample parking for other motor vehicles.

The unit was designed for single occupation or to be let as two industrial units. It is an individual unit that is being offered.

ACCOMMODATION:

Gross Internal Area approximately: 1758 sq.ft (163.4 sq.m)
(Including First Floor Office totalling: 212 sq.ft (19.7 sq.m))

SERVICES:

The tenant will be responsible for mains electricity, water and drainage charges.

ESTATE SERVICE CHARGE:

There is an Estate Service Charge to cover costs to the common parts including garden maintenance, CCTV etc. currently £450 per qtr (approximately).

USE:

The last tenant used the premises for the storage and distribution of goods which is believed to fall under the Planning Use Class B8. Applicants are encouraged to speak with the local planning Authority Tonbridge and Malling Borough Council (01732 844522) to establish whether their proposed use will be permitted.

RENT:

£13,000 per annum.

TERMS:

A new tenant's Full Repairing and Insuring lease is available on terms to be agreed.
The lease will be outside the security of tenure provisions of the Landlord and Tenant Act 1954

BUSINESS RATES:

The double unit has been assessed for Business Rates as follows.
The tenant will only need to meet a proportion, currently 53%.

Description:	Warehouse & Premises
Rateable Value:	£26,250
Uniform Business Rate (2014-2015):	48.2 in the pound
Rates Payable at 53%:	£6,705.83 per annum

The tenant will be responsible for meeting the Business Rates.

VAT:

VAT is payable in addition on the rent and any other charges.

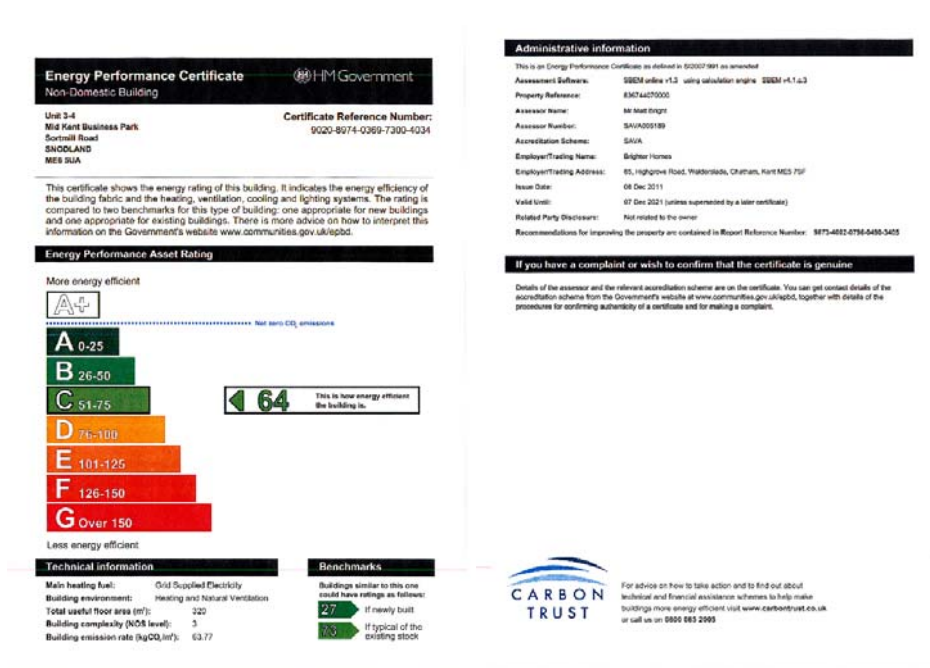
LEGAL COSTS:

Incoming Tenant to bear both parties legal costs.

VIEWINGS:

Strictly by appointment with the agents acting for the vendor, Michael Parkes Surveyors.

Tel: 01634 294994
Contact: Emma Catterall
Email: or info@michaelparkes.co.uk



Prepared November 2014

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- (iii) no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- (v) Parties intending to enter into leases should seek early advice from property professionals or lawyers.